019.0	0001	0020.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	715,800	/	715,800
USE VALUE:	715,800	/	715,800
ASSESSED:	715,800	/	715,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOSIA PATRICIA L
Owner 2:	
Owner 3:	
Street 1:	88 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,083 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Aluminum Exterior and 1407 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6083.000	203,700		512,100	715,800
Total Card	0.140	203,700		512,100	715,800
Total Parcel	0.140	203,700		512,100	715,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.74 | /Parcel: 508.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	13693
GIS Ref	
GIS Ref	
Insp Date	01/06/18

!1617!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0001-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	203,700	0	6,083.	512,100	715,800	715,800	Year End Roll	12/18/2019
2019	101	FV	185,200	0	6,083.	729,000	914,200	914,200	Year End Roll	1/3/2019
2018	101	FV	181,800	0	6,083.	463,900	645,700	645,700	Year End Roll	12/20/2017
2017	101	FV	181,800	0	6,083.	424,200	606,000	606,000	Year End Roll	1/3/2017
2016	101	FV	181,800	0	6,083.	344,600	526,400	526,400	Year End	1/4/2016
2015	101	FV	170,800	0	6,083.	344,600	515,400	515,400	Year End Roll	12/11/2014
2014	101	FV	170,800	0	6,083.	314,100	484,900	484,900	Year End Roll	12/16/2013
2013	101	FV	170,800	0	6,083.	298,900	469,700	469,700		12/13/2012

PRINT

Date	Time
12/10/20	17:11:38

LAST REV

Date	Time
11/22/19	10:07:12
mmcmakin	
1617	

USER DEFINED

Prior Id # 1:	13693
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE ROBERT	1147-140		10/26/1995		70,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2018	Inspected	BS	Barbara S
12/6/2017	MEAS&NOTICE	BS	Barbara S
2/24/2009	Meas/Inspect	189	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6083		Sq. Ft.	Site		0	85.	0.99	2									512,117						512,100	

Total AC/HA: 0.13965 | Total SF/SM: 6083 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 512,117 | Spl Credit | Total: 512,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	75494
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	295233
Depreciation:	91522
Depreciated Total:	203711

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

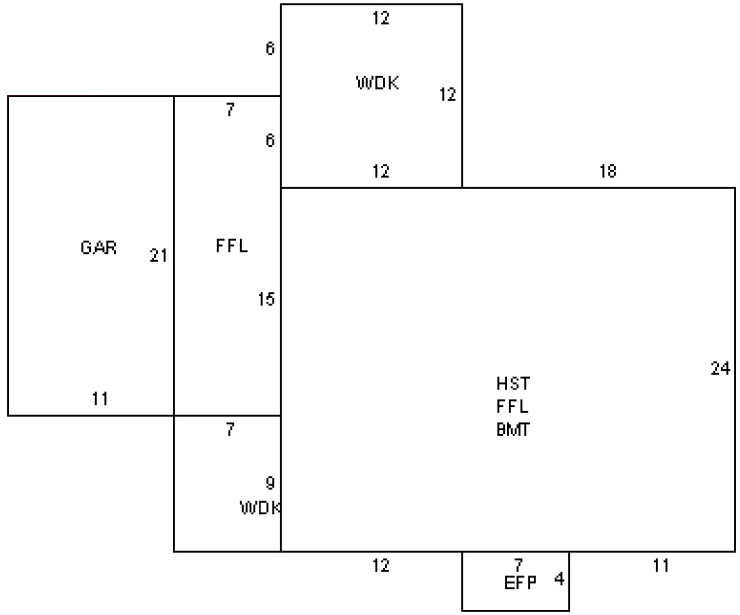
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	867	141.740	122,885
BMT	Basement	720	49.430	35,590
HST	Half Story	360	141.740	51,025
GAR	Garage	231	25.820	5,964
WDK	Deck	207	10.830	2,242
EFP	Enclos Porch	28	72.590	2,033

Net Sketched Area:	2,413	Total:	219,739
Size Ad	1227	Gross Are	2773	FinArea	1407
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	84.42
Final Total:	203700	Val/Su SzAd	166.01

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

019.0-0001-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	